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E. V. SKINNER, A. T. M.
1 and 438 Broadway, and
261 Fifth Ave., N. Y.

HIGHER NEW JERSEY VALUES.

PRICES RISING RAPIDLY IN THE SUBURBAN SECTIONS.

Manhattan Speculators To Be Active in Those Districts—Small Volume of Business Transacted in Local Market Last Week.

A market was found last week for several improved parcels valued at many hundred thousand dollars each. The budget of other sales was unusually small and gave no indication of a revival of vigorous activity on Manhattan Island at an early date. There is not the slightest doubt that the present dullness of the market is due to the majority of speculators having many properties for sale, and money conditions being unsatisfactory to prospective buyers. In spite of the latest trading, few persons are asking less now for their parcels than they were some weeks ago. This is a pretty good sign that speculators are well able to carry their parcels through a long dull period and are expecting a fairly brisk fall market. A little lowering of prices would undoubtedly stimulate realty trading, but as no one is apparently willing to take the lead in this respect the volume of business is likely to continue small.

Many speculators are planning to become active in the Bronx or in the suburban districts of New Jersey next fall. Unless all signs are false harbingers of coming events, the expected boom in New Jersey real estate will be one of the largest suburban purchasing movements ever known. William Q. McAdoo, president of the McAdoo tunnel companies, expects to have the old Morton street tunnel between Jersey City and 8th street and Sixth avenue, this city, in operation early in October, and the New Jersey realty boom will be well under way some time before that time. It is thought. Values in Jersey City, Newark, Bayonne and in other New Jersey cities and towns within the zone of the McAdoo tunnel system are rising rapidly, and real estate dealers are confident that an unusually large number of profitable deals in New Jersey suburban property will be made in the next five months.

One of the leading Manhattan transactions reported last week was the sale by Potter & Bro. to the J. C. Lyons Building and Construction Company of the Brozetti, a twelve-story hotel, Nos. 2, 3 and 7 East 27th st., on a plot 57x98.9 feet. In part payment for the hotel Potter & Bro. took No. 104 Madison ave., a six-story dwelling house, on a lot 23x100 feet, adjoining the home of Stuyvesant Fish, at the northwest corner of 78th st.

Benedict & Badt sold through Slawson & Hobbs a six-story elevator apartment house, with stores, on a lot 42x100 feet, at the northwest corner of 135th st. and Broadway. Charles B. Morgan is the buyer.

F. E. Barnes sold for the Freedman estate Nos. 1, 2, 3 and 1,610 Broadway and No. 24 to 26 West 49th st., old buildings, on a plot 47x26.1 feet. The purchase price was about \$3 a square foot. The buyer intends to erect on the plot a hotel.

The Elden Realty and Construction Company resold No. 36 to 28 West 23d st., three four-story dwelling houses, on a plot 67x109.9 feet, to Joseph Fahys, who has leased the property to the selling company for a term of twenty-one years with renewals. A six-story store and loft building will be erected on the site. In part payment Mr. Fahys gives to the Elden company a five-story dwelling house, on a lot 22x100 feet, No. 36 West 23d st.

Joseph D. Cronan sold for Charles F. Hoffman to William Ferris No. 76 Duane st., a five-story store and loft building, on a lot 24x77.7 feet. This is the first sale of the property in about fifty years.

Henry M. Weil leased for Andrew Gilsey the two four-story buildings Nos. 154 and 156 West 32d st. for a term of years. The property has a frontage of 27.8 feet and a depth of 72 feet and is directly opposite the proposed terminal of the Pennsylvania Railroad.

Gustav Heinke leased for Varick D. Martin to Donald Campbell No. 147 East 52d st., a three-story dwelling house, for a term of three years.

The H. H. Puller Realty Company leased for the Lord Electric Company to William M. MacMahon the store and a portion of the basement in No. 212 West 46th st., for a term of years.

Eduard Dressler sold for a client to Wendel Elser Nos. 204 and 206 Amsterdam ave., a six-story new law house, on a plot 60x80 feet; also sold No. 64 West 56th st., a five-story tenement house, on a lot 25x124 feet, to Abraham Ruth, who has resold the property.

Post & Reese sold for Francis G. Lloyd No. 163 East 64th st., a three-story dwelling house, on a

lot 16x100 feet. The property is subject to the Beekman restrictions.

AN OPPORTUNITY FOR HOMESEEKERS.
A fine Westchester tract for residential sites in Colonial Heights, which is being offered for sale in plots by the Tasker-Haist Realty Company. The office of the company is in the Tribune Building. This property has all modern improvements and is restricted.
A boulevard one mile long, ninety feet wide, with four rows of large shade trees, stretches along the crest of the hill and commands a view of from four to five miles in every direction. The tract may be reached in thirty minutes by way of the Harlem division of the New York Central Railroad.

TO SELL MORE BELLE HARBOR LOTS.
Another sale of Belle Harbor lots will be held by Joseph P. Day on July 27.
Belle Harbor is a unique tract of land at the westerly end of the Rockaway peninsula, between Jamaica Bay and the Atlantic. Four hundred lots were sold on two Saturday afternoons, and prices at the second sale were higher than at the first.
More than sixteen hundred lots have already been sold at Belle Harbor, and forty houses have been built within a year. Many other houses are being built. Besides its remarkably fine situation,

Lake Placid
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A Living and Glorious Reality of all that is ideal and sublime in Nature; there life is a dream of sunny skies, majestic mountain, inviting lakes and woodlands redolent with Pine and Balsam—an earthly paradise.

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Over 400 miles of shore line on ocean, Sound and bays. Trending east and west, is cooled in Summer by the south winds from the ocean.
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BATH BEACH, L. I.
Now open; accommodates 600 guests; 600 feet ocean frontage; bowling, tennis.
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15 miles from New York. Open all the year. Send for booklet.
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Open June 20th to Sept. 10th. Accommodates 200. A high class modern hotel, refined and exclusive. Golf, tennis, riding, driving, motorboat, bathing, fishing, swimming, etc. No summer resort. All amusements to be found nearby. Send for illustrated booklet and calendar.
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GARDEN CITY HOTEL
GARDEN CITY
15 miles from New York. Open all the year. Quiet, refined, exclusive. Booklet: J. J. LANNIN CO. Prop.

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ONEIDA LAKE
Most popular Summer Hotel in Oneida, New York; everything first class and modern; bathing, motor and steam boats, fishing, etc.
Write for Terms and Information.
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First-class family house, open all year; comfort, excellent, reduction. Phone, 95 Dobbs Ferry. F. BRIDGER, Proprietor.

BEFORE DECIDING where you will go for the summer, send for the Summer Hotel and Boarding House Advertiser, covers entire summer resort district by mail, 6c. postage. Issued by REAL ESTATE & BUILDERS' EXCHANGE, 346 Broadway, N. Y.

DAY LINE Summer Exc. Book. Catskills, etc. Before selecting vacation trip, send 6c. postage to Hudson River Day Line, Des Moines St., N. Y.

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Cuisine and service of the highest order. Accommodations for 250. Excellent roads for driving and automobile. Tennis, golf. Thoroughly equipped garage. Trips can be made to and from all prominent points in the White Mountains in one day. Descriptive circular sent upon application.
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Accommodations for 200. NOW OPEN. NOW OPEN. Particulars on application to A. J. MURPHY, Mgr.

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THE MAPLEWOOD,
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TO OPEN JUNE 1ST.
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Famous Table d'Hote Dinner
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Private cottages suitable for families.
All amusements to be found nearby.
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Hotel and cottages in the heart of the Adirondacks, near New York City via Hudson River Railroad. 1,200 feet elevation. Delightful surroundings; golf, tennis, music, etc. New private baths this season.
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During winter, Princess Hotel, Bermuda.

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Orchestra; the golf links, fishing, bathing, boating, tennis, billiards, etc.
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On crest of Quaker Hill, Pawling, N. Y. Two hours from New York City via Hudson River Railroad. 1,200 feet elevation. Delightful surroundings; golf, tennis, music, etc. New private baths this season.
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Beautiful drives; unexcelled golf course; delightful climate; no mosquitoes; our own garden; electric light; elevator. Write for booklet. NOW OPEN.
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Capacity 300
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"The Hotel Beautiful of the Briarcliff Hills,"
is now open for the season, with Elegant New Addition, and presenting many unique and attractive features.
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GOOD BOARD and pleasant rooms for adults, in comfortable modern house. First class. Good bathing and bathing; excellent table; good beds. Further particulars, address R. S. P. O. Box 24, KAYPOT, N. J.

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